



OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS) POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

TIM D ANNEXATION PRE-ZONING

PROJECT NUMBER:

LUA17-000205, A, ECF, P

LOCATION:

The area is generally located at the northern portion of the City limits in the Highlands Community Planning Area. It is bordered to the south parcel lines located near Monroe Ct NE, by parcel lines in proximity to NE 26th Ct, parcel lines to the east in proximity to 124th Ave SE, and to the west by parcel lines

in proximity to 122nd Ave SE.

DESCRIPTION:

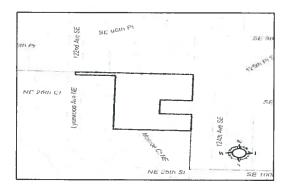
The applicants for the proposed Tim D. Annexation have requested that the City prezone the subject site in advance of annexation, pursuant to RCW 35A.14.330, so zoning will be in place at the time the subject site comes into the City. The site is located at the northern portion of the City. It is bordered to the south by parcel lines located near Monroe Ct. NE, by parcel lines in proximity to NE 26th Ct, parcel lines to the east in proximity to 124th Ave SE, and to the west by parcel lines in proximity to 122nd Ave SE. Annexation is considered exempt from SEPA. However, the prezoning of the subject area does require SEPA review. The City is proposing to prezone the area with Residential Four Dwelling Units per Net Acre (R-4). The zoning corresponds with the designation in Renton's Comprehensive Plan, Residential Low Density (RLD) designation. The proposed prezone is considered a non-project action under SEPA. Currently, one single family house exists in this area. At full build out it is estimated there will be 7 additional homes. Since this prezone is a non-project proposal, development of additional housing units will be subject to additional project specific review at the time of development. The existing King County Comprehensive Plan designation of the area is Urban Residential Medium 4-12 dwelling units per gross acre, with R-1 zoning. There are three zones that implement Renton's Residential Low Density designation: Resource Conservation (1 dwelling unit per net 10 acres), R-1 (1 dwelling unit per net acre), and R-4 (4 dwelling units per net acre). The Renton proposed R-4 zoning is consistent with the Comprehensive Plan designation.

The City's Comprehensive Plan policies (LU 15) call for land within the RLD designation to be zoned R-4 where there are not significant environmental constraints and that is suitable for larger lot housing compatible with the scale and intensity of the surrounding area. The surrounding area is built out with lots that range is size, but which are approximately 9,000 square feet in size. The minimum lot size in the R-4 zone is 9,000 square feet. Therefore, R-4 is compatible with the scale and intensity of the surrounding area.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 19, 2017, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES WILL BE NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200. DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION